



RJ Richard Jackson
PROPERTY CONSULTANTS

8 Niagara Road

Henley on Thames

RG9 1EB

A charming and well-presented two-bedroom Victorian terraced house walking distance of Henley town centre, with granted planning permission for single storey side and rear extension and part double storey rear extension/loft conversion.

Freehold For Sale £550,000

**OPEN PLAN LAYOUT
RECENTLY RENOVATED THROUGHOUT
GALLEY KITCHEN
LIVING ROOM with TRADITIONAL FIREPLACE
BEDROOM ONE with BUILT-IN WARDROBES
FURTHER DOUBLE BEDROOM
DOWNSTAIRS BATHROOM
GAS CENTRAL HEATING
WALLED REAR GARDEN
ON STREET PARKING**

Planning Application No. P23/S2823/HH



The Property

This 2-bedroom terraced house on Niagara Road, in Henley, offers a prime location within walking distance of the town centre, station, and primary schools. With planning permission for a loft conversion, side extension, and first-floor extension, it presents an opportunity to create an open-plan kitchen area and add a bathroom upstairs. The property features a cozy living room with open log burning fire, a well-appointed and recently renovated galley style kitchen, two bedrooms, with the potential to enhance the space further. A rear garden with beautifully laid decking great for outdoor entertaining, while the convenient location adds to its appeal for families and commuters.

Location

Situated just off Harpsden Road, Niagara Road is a desirable location in Henley-on-Thames. The town centre, situated just over half a mile away, is easily accessible by foot, providing residents with a wealth of amenities including a Waitrose supermarket, boutique shops, cafes, restaurants, and a bustling weekly market. Henley railway station offers convenient transportation links to London Paddington in approximately 50 minutes, with connections to Crossrail at Twyford. The River Thames, a prominent feature of the area, offers numerous attractions, notably the internationally renowned Royal Regatta. Within walking distance, residents have access to excellent state and private schools, such as Gillotts Secondary School and Trinity Primary School.

Accommodation

The front of the property features a charming bay window and an arched doorway crafted from brick. A half-height staggered brick wall encloses the property, with a single step leading up to the front door, creating an inviting entrance. Your main entrance door opens into the living room, where charming wooden flooring extends throughout. Built-in cabinets flank the fireplace, seamlessly integrated with shelving alcoves, while shutters adorn the front window,

allowing ample natural light to filter in. The living area flows openly into the dining space, cleverly utilizing built-in storage beneath the stairs. A galley kitchen boasts new wooden countertops, a gas stove, and sleek grey cabinets. Complemented by a double ceramic sink with a built-in dishwasher and space for a washing machine/dryer.

Additional storage is tucked away outside the entrance to the bathroom which features a practical and accessible layout of bathtub with an overhead shower. Upstairs, the principal bedroom showcases built-in wardrobes and is situated at the front, while a second double bedroom overlooks the garden at the rear. The loft space, accessed from the landing, is presently used for storage. However, with approved planning permission, a redesign facilitates the creation of a third double bedroom on the top floor, along with a bathroom on the first.

Outside

The garden, accessible from the kitchen, boasts a mostly lawned area with a chic wooden patio. There's outdoor storage, and mature trees and shrubs line the brick walls. A gate at the rear allows easy access to the adjacent alleyway.

Services

All mains' services are connected, with gas central heating.

Council Tax

South Oxfordshire District Council. Band D.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Please note a new boiler has been installed since the above EPC has been carried out.

01491 413131

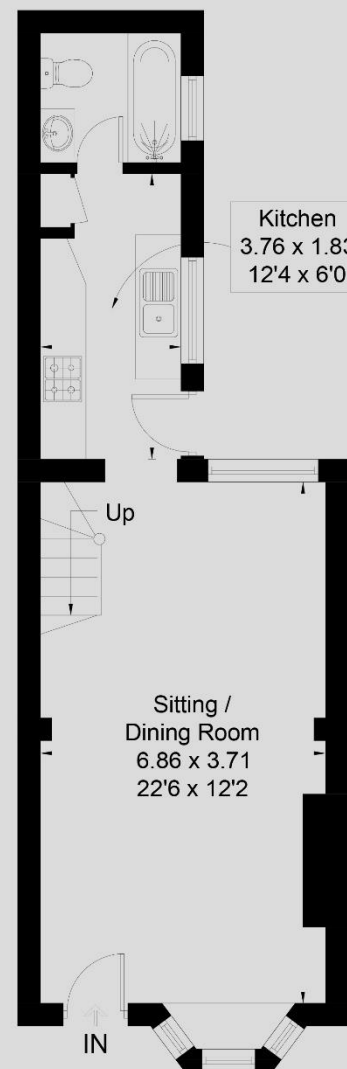
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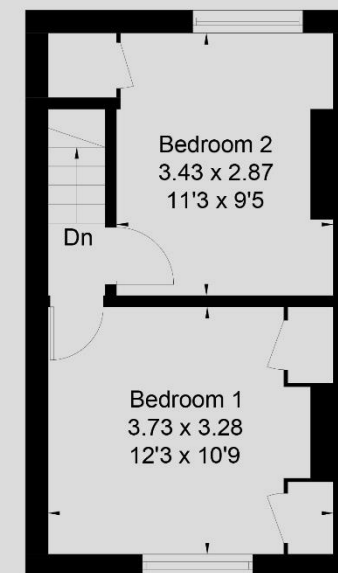
IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

Approximate Floor Area = 60.8 sq m / 655 sq ft



Ground Floor



First Floor



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